

PROJECT SUMMARY:

TOTAL AREA = 16.02 Ac.
UNIT 1 = 9.71 Ac.
UNIT 2 = 6.31 Ac.

UTILITIES:

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE CO.
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

EXISTING ZONING = B-2

NOTE: INGRESS/EGRESS SHALL BE IN ACCORDANCE WITH TXDOT REGULATION.

RECEIVED
01 AUG 27 PM 4:06
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA *Carl P. McManis*
9-5-01 #712
(date) (number)
If no plans are filed, plan will expire
On 3-7-03
1st plat filed on

MORTON SOUTHWEST COMMERCIAL SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN			
	M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS <small>LOCATION: 10325 BANDERA RD., SAN ANTONIO, TEXAS 78250 TEL: (210) 681-3951 FAX: (210) 523-7112 URL: WWW.MWCUDE.COM</small>	DATE	REVISION
		DATE	REVISION
DRAWN BY: E.C.	DATE: 3/1/01	SHEET	
CHECKED BY:	JOB NO.: 10545	1 OF 1	



CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 2, 2001 Name of POADP: Morton Southwest Comm. Subd.
 Owners: Rick Sheldon Consulting Firm: M. W. Cude Engineers, L. L. C.
 Address: 601 Sonterra Blvd Address: 10325 Bandera Rd
 City/State/Zip: San Antonio Texas 78258 City/State/Zip: San Antonio, Texas 78250
 School District: Northside I.S.D. Phone: (210) 681-2951
 Existing Zoning: R-1 and R-3 Proposed Zoning: B-2

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 2 ☒ Yes ☐ No
 San Antonio City Limits? ☒ Yes ☐ No
 Council District: 8
 Ferguson Map Grid Pg. 546, D-6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>0</u>
Multi-family (MF)	<u>N/A</u>	<u>0</u>
Commercial and non-residential	<u>2</u>	<u>16.02</u>

Is there a previous POADP for this Site?	<u>NO</u>	
--	-----------	--

Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this POADP or site? Name _____ No. _____

Contact Person and authorized representative:

Print Name: H. J. Buckley / Rick Sheldon

Signature: H. J. Buckley

Date: March 2, 2001

Phone: (210) 490-2500

Fax: (210) 490-4465

PAGE 1 OF 2

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ (210) 207-7102;
- ☒ the POADP ☐ does not ☒ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Northside School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: H. J. Bucklev

Signature: H. J. Bucklev

If you have any questions please call 207-7900

APPLICATION REVISED

October 7, 1999

PAGE 2 OF 2



CITY OF SAN ANTONIO

September 5, 2001

Mr. Mike Cude, P.E.

M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

POADP # 712

Re: Morton Southwest Commercial

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Morton Southwest Commercial Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 712. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Cude
Page 2
September 5, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emir R. Moncivais".

Emir R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services



CITY OF SAN ANTONIO

March 19, 2001

Sandi Vickers

M.W. Cude Engineers, L.L.C.
10325 Bandera Rd.
San Antonio, TX 78250

Re: Morton Southwest Commercial

POADP:# ?

Dear Ms Vickers:

The City Staff Development Review Committee has reviewed Morton Southwest Commercial Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

- Annotate Perimeter property lines
- Indicate any proposed POADPs adjacent to this property.
- Contour lines are missing.
- Show connectivity between proposed units.
- Annotate existing and proposed right-of-way widths on plan.
- Show existing zoning only.
- An approved T.I.A. will be required.

Copies of all review comments and redlines are attached.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-7-01

POADP NAME: Morton Southwest Comm.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-16-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Coordinate tree preservation
Recommend facing houses to creek &
pedestrian neighborhood linkage to creek

MOH
Signature

City Auditor
Title

3/23/01
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-7-01

POADP NAME: MARION SOUTHWEST CORNM.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-16-01 before the POADP committee.

☒ ^{PENDING TXDOT RELEASE}
I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: LOOP 1604 IS ON THE MTP AND TXDOT ROADWAY
SYSTEM, REQUIRING A MIN OF 110' ROW AND TXDOT
RELEASE.

[Signature]
Signature

Planner
Title

031301
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-7-01

POADP NAME: MORTON SOUTHWEST CORP.

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-16-01 before the POADP committee.

☒ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: provide ROW dimensions on existing streets

[Signature]

Signature

St. Gaspar Ave. 3/16/01

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-7-01

POADP NAME: Morton Southwest Canal

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-16-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

1. Show adjacent POADPs # or titles
2. Darken boundary lines
3. Proposed ingress/egress
4. Do not show proposed 2D - only General Business

Michael O. Herrera

Signature

Title

03-16-01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☒ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-7-01

POADP NAME: MORTON SOUTHWEST COMM.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-16-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

TIA REQUIRED
RECOMMEND COMMON ACCESS TO PROVIDE
PARALLEL ROAD SYSTEM WITH LOOP 1604

Indel Loya
Signature

Senior City Tech
Title

3-16-01
Date

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Morton / Southwest Commercial POADP

Location: Loop 1604 900ft south of Bowen's Crossing

Applicant: FC Properties One, Ltd

Address: 6400 Imperial Waco, TX

☐ Owner or ☐ Agent
Phone Number: _____

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # _____ ☐ Plat # _____ ☐ Bldg. Plan # _____ ☐ Other: _____

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Multi-Family	26	4-6 PM	0.67/Unit	18	ITE Code: 220

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Business Park	3.60	39,204		4-6 PM	1.29	51	ITE Code: 770
Multi-Family	0.46	5,009		4-6 PM	3.74	19	other: 820

SUM (Box A & Box B): 88

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: _____ Date: _____
Comments: _____

Box E (For Official Use Only, Do Not Write in this Box)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ The traffic impact analysis has been waived for the following reason(s):
PHT < 100

Reviewed by: [Signature] Date: 8-15-01

Morton Southwest Commercial - POADP**M.W. Cude Engineers, L.L.C.****10325 Bandera Road, San Antonio, Texas 78250****(210) 681-2951**

LAND USE	ITE CODE	ACREAGE	DENSITY	CALCULATED	RATE		PHT	
					7-9 AM		4-6 PM	
Business Park	770	3.60	25.00% of total Acreage	39,204.00 Sq. Ft.	1.43	56.06	1.29	50.57
Commercial	820	0.46	25.00% of total Acreage	5009.40 Sq. Ft.	1.03	5.16	3.74	18.74
Multi-Family	220	0.80	33 units /Acre	26.40 Units	0.56	14.78	0.67	17.69
TOTAL						76.00		87.00



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works


FROM: Michael O. Herrera, Planner II

Date ~~3-7-01~~ 7-24-01

POADP NAME: Morton Southwest Comm.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for ~~3-16-01~~ before the POADP committee.

<input checked="" type="checkbox"/> I recommend approval	<input type="checkbox"/> I <u>do not</u> recommend approval
On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____	
Comments: _____ _____ _____ _____ _____ _____ _____ _____	
 Signature	 Title
	<u>8-15-01</u> Date

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	3907	
CONNECTION TEL		95237112
CONNECTION ID		
ST. TIME	07/23 11:19	
USAGE T	06'47	
PGS. SENT	7	
RESULT	OK	



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 8/3/01

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |

Project Name: Morton Southwest FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

June 28, 2001

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

AN ORDINANCE

93993

4L
RECEIVED

AMENDING CHAPTER 35 OF THE CITY CODE THAT
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE
CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION
OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

AUG 27 PM 4:06
PLANNING
AND DEVELOPMENT
SERVICES DIVISION

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2001014

The rezoning and reclassification of property From "R-1" Single Family Residence District and "R-3" Multiple-Family Residence District to "B-2" Business District on the property listed below as follows:

11.68 acres out of NCB 16028

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -1024.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 24th DAY OF May 2001

MAYOR:



Howard W. Peak

ATTEST:

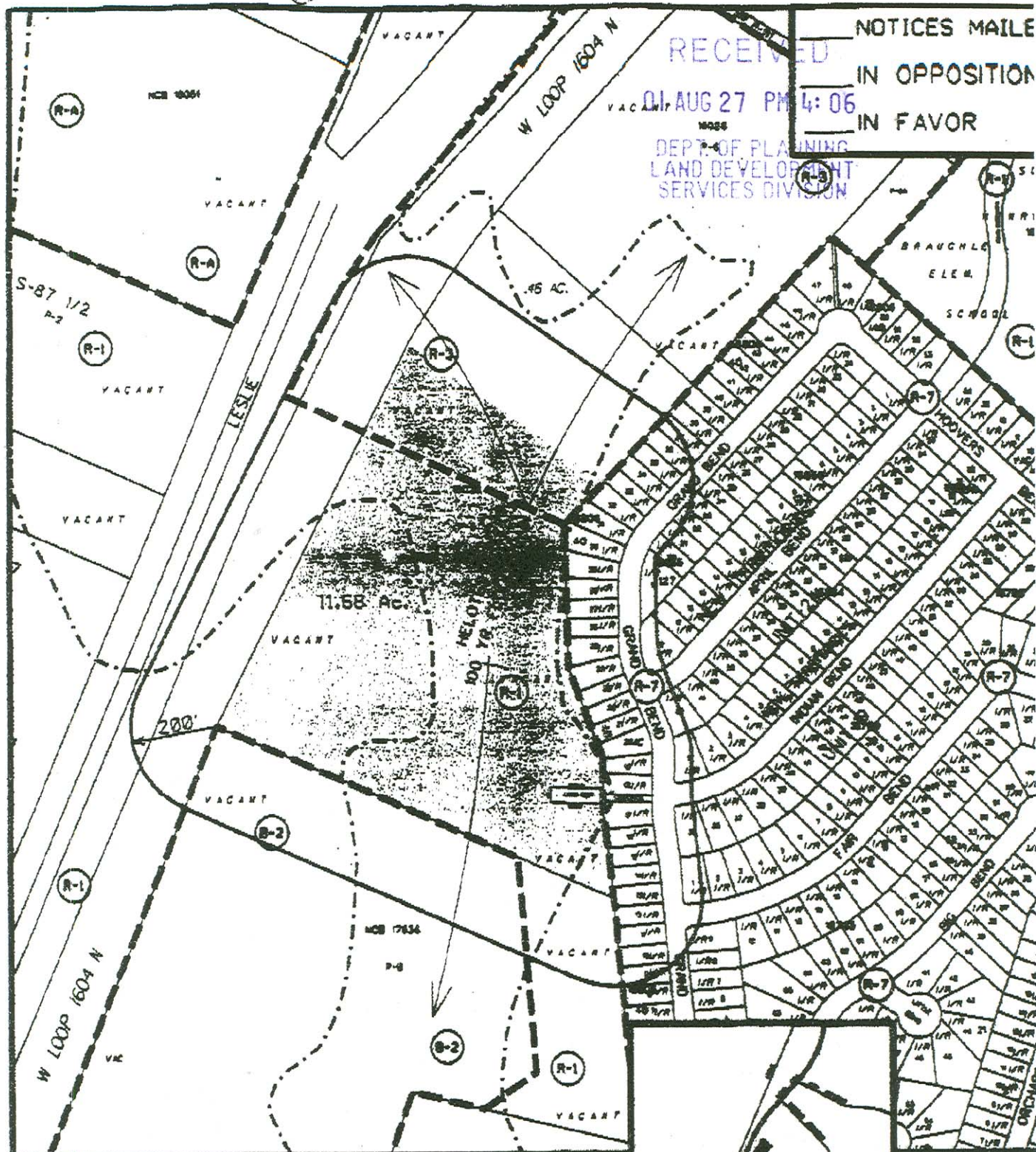


ASSISTANT City Clerk

APPROVED AS TO FORM:



CITY ATTORNEY



ZONING CASE Z2001-014

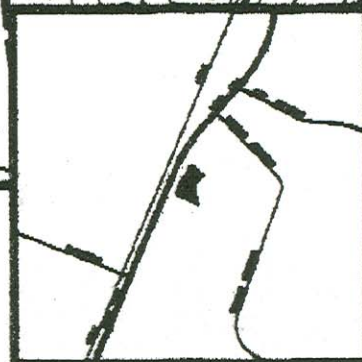
CITY COUNCIL DISTRICT NO: 8

REQUESTED ZONING CHANGE

FROM "R-1" & "R-3" TO "B-2"

DATE MAY 24, 2001

SCALE 1" = 200'



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.

PRESIDENT

AUG 27 PM 4: 06

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Property Description
of

B-2 Zoning
Portion P-8
Page 1 of 2

11.68 acres of land in the City of San Antonio, N.C.B. 16028 being out of the Real Property conveyed to Rick Sheldon from Bexar County by Deed recorded in Volume 8409, Page 1859, Real Property Records of Bexar County, Texas out of a 30.238 acre tract designated as Tract 901 as described in Volume 5043, Page 990, Real Property Records of Bexar County, Texas; said 11.68 acres being more particularly described as follows:

Beginning: At a point on the existing Southeast Right of Way line of F.M. Loop 1604 being S42°03'56"W, 714.52 feet, S39°03'59"W, 189.54 feet, S36°05'14"W, 190.75 feet, S33°05'07"W, 190.49 feet and S30°04'59"W, 102.65 feet from the intersection of the Southwest Right of Way line of Bowens Crossing; said iron pin being the North corner of the herein described tract;

Thence: S55°22'59"E, 523.42 feet leaving the existing Southeast Right of Way line of F.M. Loop 1604 to a point on the Westerly boundary of Block 40, N.C.B. 18806 as described by subdivision plat of New Territories, Unit 26 recorded in Volume 9543, Page 141 of the Deed and Plat Records of Bexar County, Texas and on the Easterly boundary of said 30.238 acre tract;

Thence: With the Westerly boundary of said Block 40, N.C.B. 18806 and the Easterly boundary of said 30.238 acre tract, the following:

S42°04'27"W(reference line), 145.21 feet to a point for an angle;

S01°45'43"E, 313.66 feet to a point for an angle;

S23°06'49"E, 220.91 feet to a point for an angle;

S00°07'29"W, 124.30 feet to a point for an angle;

S04°50'59"E, 70.67 feet to a point being the Northeast corner of a 109.80 acre tract and being the Northeast corner of a 133.7973 acre tract as described by Deed recorded in Volume 4098, Page 1701, Real Property Records of Bexar County, Texas; said point being the most Southerly corner of the herein described tract;



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

RECEIVED
01 AUG 27 PM 4:06

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO Mike Herrera DATE 8/24/2001
COMPANY Planning Dept. FROM Sandi Vicars
ADDRESS 114 W. Commerce, 4th Floor JOB NO. 105457
San Antonio, Tx TASK NO. 1
RE Morton Southwest - POADP

COPIES	SHEETS	DATE	DESCRIPTION
8	1	8/24/2001	Revised POADP - As Approved
1	5	5/24/2001	Ordinance for zoning change approval

- | | |
|--|---|
| <input checked="" type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR INFORMATION / USE |
| <input type="checkbox"/> PER REQUEST OF _____ | <input type="checkbox"/> FOR REVIEW / COMMENT |
| <input type="checkbox"/> PER OUR PHONE CONVERSATION | <input checked="" type="checkbox"/> FOR YOUR APPROVAL / SIGNATURE |
| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

As per our conversation


SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.

ES

AMOUNT DUE	196.65
INVOICE DATE	3/7/2001
DUE DATE	3/07/2001

PHONE: 000 - 0000

POADP MORTON SOUTHWEST COMM.
CREDIT CERTIFICATE #235 @ \$250.
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/7/2001	2123739	50-04-5573	3/07/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	196.65

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/06/2001		CK#1428	MORTON SOUTHWES
END	03/06/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	196.65	196.65	196.65

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

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B-2 Zoning
Portion P-8
Page 2 of 2

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Thence: N65°42'09"W, 889.56 feet leaving the Westerly boundary of said Block 40, N.C.B. 18806 with the Southerly boundary of said 30.238 acre tract to a point on the Southeast Right of Way line of F.M. Loop 1604 being the Southwest corner of said 30.238 acre tract and being the North corner of said 109.80 acre tract; said point also being the Southwest corner of the herein described tract;

Thence: With the Southeast Right of Way line of Loop 1604, the following:

N25°15'48"E, 103.37 feet to a point for an angle;

N25°20'51"E, 458.53 feet to a point for an angle;

N28°35'19"E, 190.03 feet to a point for an angle;

N30°04'59"E, 87.58 feet to the POINT OF BEGINNING, containing 11.68 acres of land.

Note: Bearings used in this description are referenced to said 30.238 acre tract designated as Tract 901 as described in Volume 5043, Page 990, Real Property Records of Bexar County, Texas.

Job No. 105456-209
May 8, 2001
WAS/dkd

VALUE
\$250.00



CERTIFICATE NO.

236

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 MAR -5 PM 3:44

CITY OF SAN ANTONIO CREDIT CERTIFICATE

Pursuant to City of San Antonio Ordinance No. 89914, this certificate may be used for the payment of any fee charged by the City of San Antonio Planning Department. Upon presentation of this certificate by a representative of the holder identified below or by a valid assignee, the City of San Antonio shall accept and recognize this certificate for the dollar value identified above toward the payment of such fees. This certificate shall expire twenty-four (24) months from the date of issue, for the payment of fees related to the development of property located within the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission. This certificate shall expire Forty-two (42) months from the date of issue, for the payment of fees related to the development of property located outside the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission.

This Certificate is issued under the above terms to the following holder and may be assigned no more than twice using the assignment form located on the reverse side of this document.

M.W. Cude Engineers, L.L.C.

HOLDER

Issued on the 1st day of July, 1999, by the authority signing below.

DIRECTOR OF PLANNING
CITY OF SAN ANTONIO

(Not valid unless signed, see reverse side for assignment information)

1428

RICK SHELDON REAL ESTATE, L.L.C. 08-98

OPERATING ACCOUNT
601 SONTERRA PH. 210-490-2500
SAN ANTONIO, TX 78258

30-1328/1140

DATE

2/1/01

PAY
TO THE
ORDER OF

City of San Antonio

\$ 393.30

Three Hundred Ninety-Three & 30/100

DOLLARS  Security features
included.
Details on back.International Bank
of Commerce

San Antonio Branch (210) 518-2525

FOR

PO APP - Martin SW, Wood/Bowen

Nancy Heath

⑈001428⑈ ⑆114013284⑆ 0094021⑈01



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

April 24, 2002

P.O.A.D.P. REVIEW

Morton Southwest Commercial Subdivision
Located on Loop 1604 south of Bowens Crossing

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 30 PM 12:00

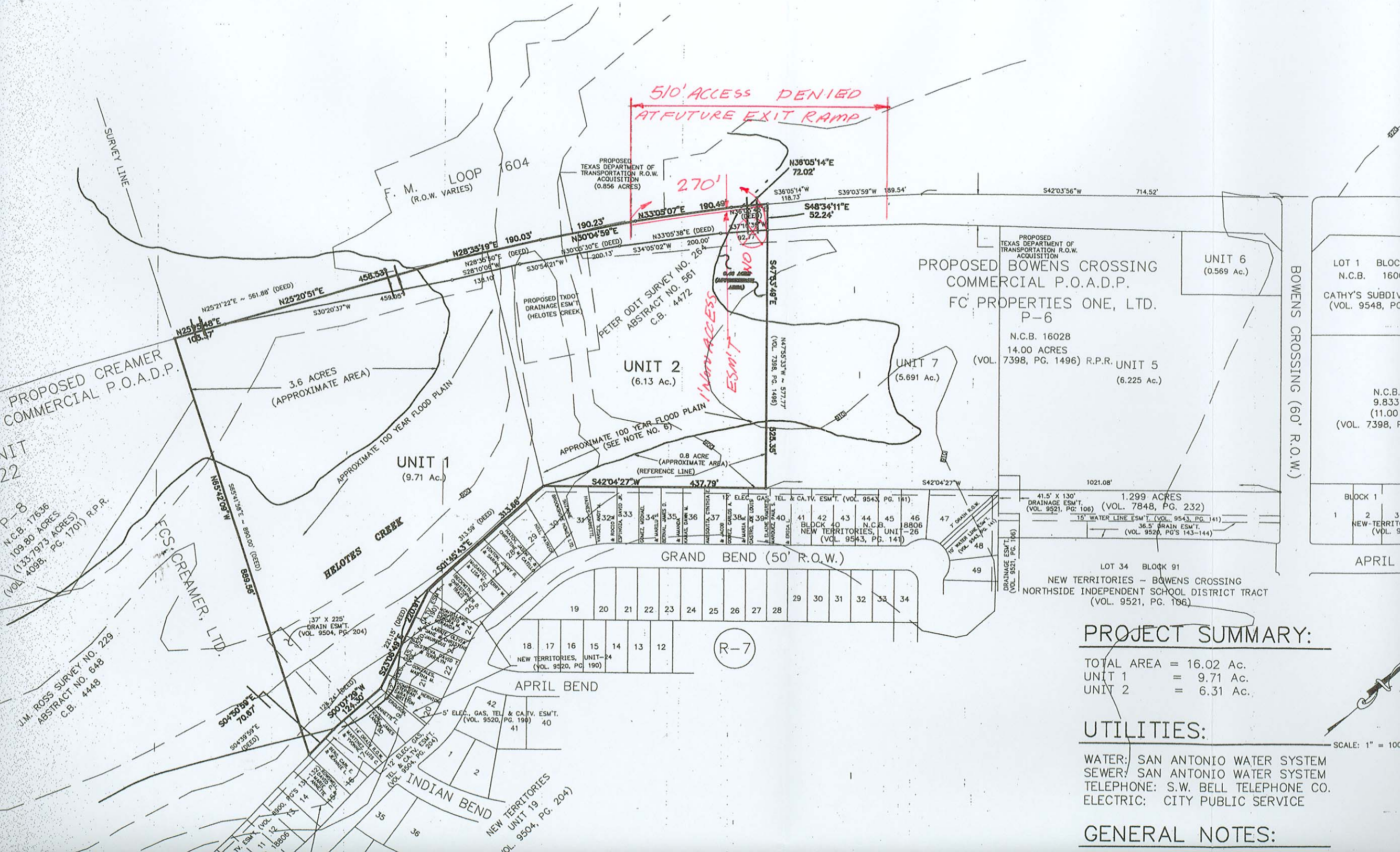
<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	Require TxDOT right of way parcel number 17 and 17E, see attached layout.
Access Limits/Restrictions	Access to Loop 1604 will be as directed by "Regulations For Access Driveways to State Highways". TxDOT will permit a maximum combined total of two access points to Loop 1604. At the time of platting a 1' non access easement will be required along the frontage of Unit 2, as shown on the attached layout.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: M.W. Cude Engineers, LLC



PROJECT SUMMARY:

TOTAL AREA = 16.02 Ac.
UNIT 1 = 9.71 Ac.
UNIT 2 = 6.31 Ac.

UTILITIES:

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE CO.
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

FEDERAL DEPOSIT INSURANCE CORPORATION
VOLUME 5225 / PAGES 1703-1708

DEED / PAGE
1.475 ACRES
10384+48.48 to STA. 10391+92.21
REMAINDER 9.525 ACRES +/-

CURVE "C-3"
DELTA = 90°00'00"
L = 23.56'
R = 15.00'
CHORD = 21.21'
N. 02°55'33" W.

CURVE "C-4"
DELTA = 90°00'00"
L = 23.56'
R = 15.00'
CHORD = 21.21'
N. 87°04'27" E.

FEDERAL DEPOSIT INSURANCE CORPORATION
(VOLUME 5225 / PAGES 1718-1723)

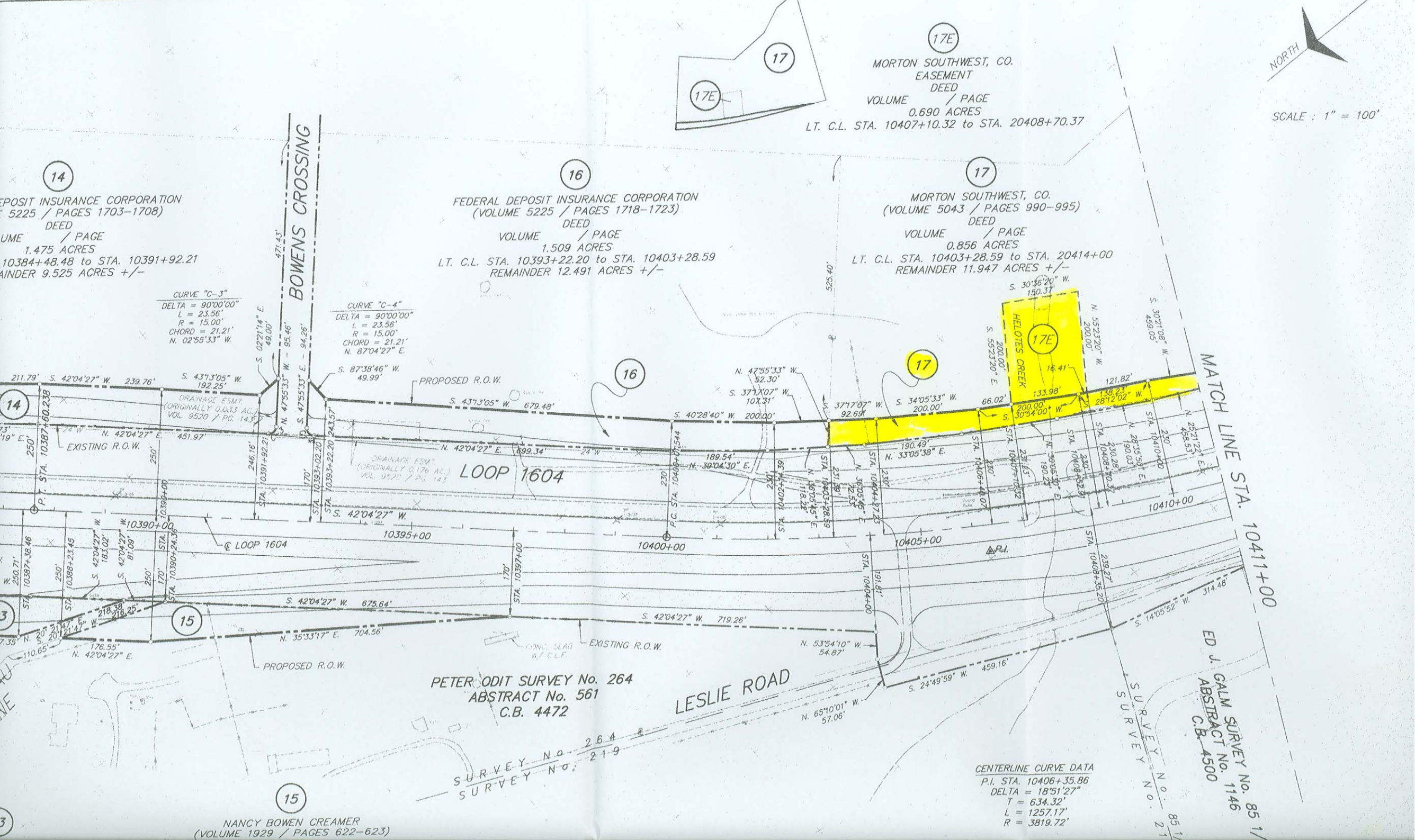
DEED / PAGE
1.509 ACRES
LT. C.L. STA. 10393+22.20 to STA. 10403+28.59
REMAINDER 12.491 ACRES +/-

MORTON SOUTHWEST, CO.
EASEMENT
DEED / PAGE
0.690 ACRES
LT. C.L. STA. 10407+10.32 to STA. 20408+70.37

MORTON SOUTHWEST, CO.
(VOLUME 5043 / PAGES 990-995)

DEED / PAGE
0.856 ACRES
LT. C.L. STA. 10403+28.59 to STA. 20414+00
REMAINDER 11.947 ACRES +/-

SCALE: 1" = 100'



PETER ODIT SURVEY No. 264
ABSTRACT No. 561
C.B. 4472

LESLIE ROAD

CENTERLINE CURVE DATA
P.I. STA. 10406+35.86
DELTA = 18°51'27"
T = 634.32'
L = 1257.17'
R = 3819.72'

NANCY BOWEN CREAMER
(VOLUME 1929 / PAGES 622-623)

ED J. CALM SURVEY No. 85 1/
ABSTRACT No. 1146
C.B. 4500

MATCH LINE STA. 10411+00

PETER ODIT SURVEY No. 264
ABSTRACT No. 561
C.B. 4472

SURVEY No. 264
SURVEY No. 229

J.M. ROSS SURVEY No. 229
ABSTRACT No. 648
C.B. 4448

MORTON SOUTHWEST, CO.
SEE SHEET 4

EXISTING R.O.W.

LOOP 1604

LOOP 1604

LESLIE RD.

SURVEY No. 229

SURVEY No. 85

EXISTING R.O.W.

CANDELARIO VILLANUEVA SURVEY No. 85
ABSTRACT No. 774

SURVEY No. 85 1/2
CT No. 1146
3. 4500

Y No. 85 1/2
Y No. 85

P.T. STA. 10412+58.71 (BACK)
20411+87.43 (AHEAD)

S. 14°05'52" W. 166.92'
STA. 10411+25.98

S. 30°21'08" W. 459.05'
N. 25°21'22" E. 458.53'

STA. 20414+00

STA. 20417+00

20415+00

S. 23°13'00" W. 1403.03'

20420+00

20425+00

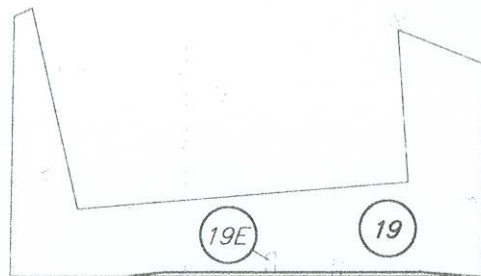
S. 17°05'52" W. 170.85'
STA. 20424+51.84

S. 17°11'29" W. 171.29'
STA. 20426+28.15

S. 16°56'41" W. 185.64'
STA. 20427+30.16

S. 16°35'03" W. 200'
STA. 20428+32.17

S. 16°35'03" W.



L.T.

17

18

20



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO: Dept. of Planning

DATE: March 7, 2001

SUBJECT: Creamer Subd. , Wood
Farm, Bowens Cross -
ing, & Morton SW

Mike Herrera

E. Guzman

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LAND DEVELOPMENT
SERVICES DIVISION

Preliminary Overall Area Development Plan

2 discs containing the POADP Data for subject properties

SIGNED

Dandi



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO: Dept. of Planning

DATE: March 5, 2001

SUBJECT: Morton Southwest

Mike Herrera

Comm. Subd.

Preliminary Overall Area Development Plan

9 - Bluelines Proposed P.O.A.D.P.

1 - Application

1 - Check No. 1428 in the amount of \$393.30 for fees (\$ 131.10 to be applied to this POADP) and
Credit Certificate No. 236 in the amount of \$250.00 for a total of \$381.10 for POADP review fees.

Please process for approval.

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01 MAR -5 PM 4:45
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

SIGNED

Dandi

Indu Bhatnagar